

# Palm Ranch

**78.18**  
Acres M/L  
**\$1,840,000**



**PRICE REDUCED!**



**OPEN CROPLAND**

**PC PEOPLES**<sup>TM</sup>  
COMPANY  
CURTIS BUONO  
760.521.2501  
curtis@peoplescompany.com

BOBBY WUERTZ  
480.874.4312  
bwuertz@landadvisors.com

 Land Advisors<sup>®</sup>  
ORGANIZATION





This tract consists of open cropland that was previously a table grape vineyard that was recently removed. The property is now available for replant to other permanent plantings or row crop uses. It includes a reservoir covering around 1.3 acres. Two sides of the tract border residential developments in the community of Mecca and the site has High Density Residential zoning (R-7) and General Plan designation.



## HIGHLIGHTS

- Available for new permanent plantings or row crop uses
- Fertile Class 2 and 3 soils
- High density R-7 zoning and general plan provide future optionality

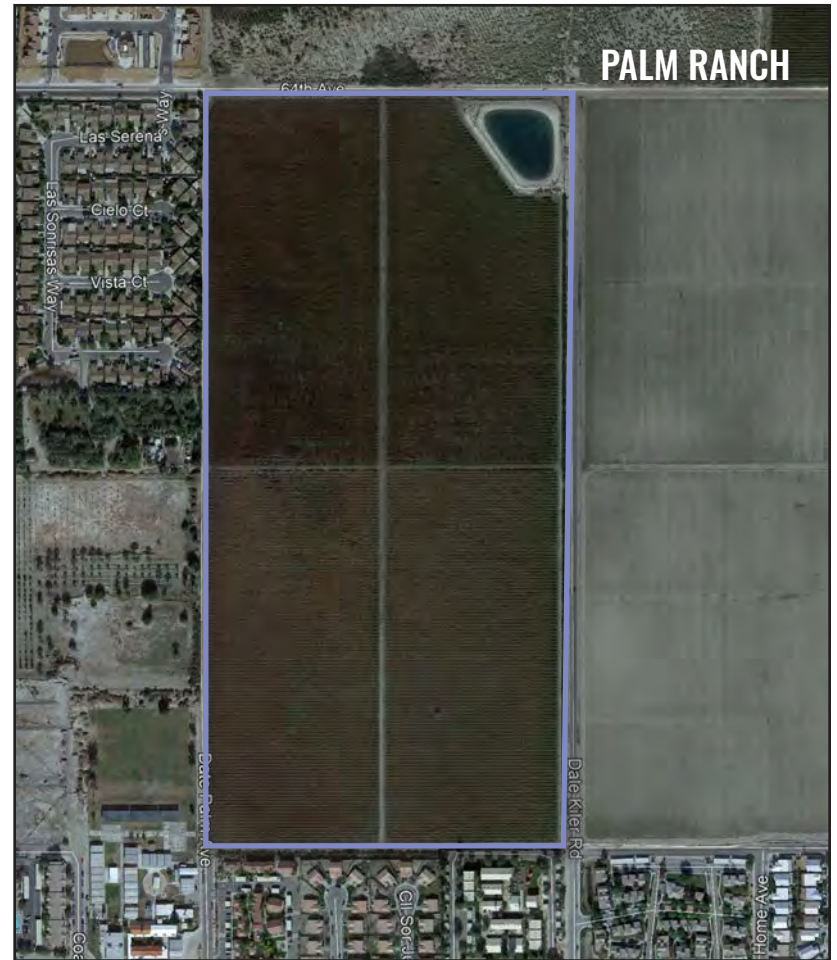
## PROPERTY DETAILS

Address	64th Ave at Dale Kiler Rd Mecca, CA 92254
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	727-111-(005, 008, 009)
Water Supply	CVWD Meter: 4967 1 reservoir and 1 filter station
Irrigation System	Previously drip lines for past vineyard
Frost Protection	Previously overhead sprinklers
Estimated Elevation	-172 to -148 feet
Ag Preserve	No
Opportunity Zone	Yes, Census Tract 456.04
Structures	None



PREVIOUS PLANTINGS





PREVIOUS PLANTINGS















# COACHELLA VALLEY OVERVIEW

Southern California's Coachella Valley is located in southern central Riverside County to the north of the Salton Sea and southeast of Palm Springs. Riverside County produces over \$1 billion in agricultural commodity value annually and Coachella Valley typically represents about half of that value despite only accounting for about one third of the county's acreage; this shows that the Valley produces many of the county's most valuable crops. Often considered a smaller version of California's Central Valley, the Coachella Valley has about 59,000 acres in production and total gross agricultural production value of about \$575 million. Given its excellent climate and ample water from the Colorado River, the Valley produces a wide array of fruit and vegetable products with early market timing as summarized in the table to the right.



## TOP 10 AGRICULTURAL COMMODITIES COACHELLA VALLEY

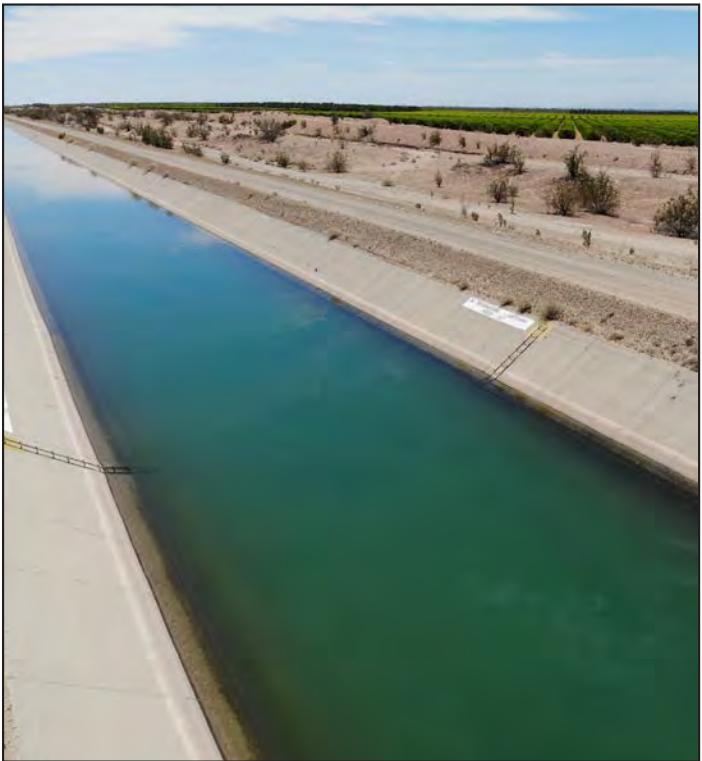
 <p><b>1. Dates</b> Value: \$83,151,200 Total Acres: 9,449</p>	 <p><b>6. Lettuce</b> Value: \$31,635,000 Total Acres: 3,515</p>
 <p><b>2. Grapes</b> Value: \$73,946,598 Total Acres: 5,511</p>	 <p><b>7. Carrots</b> Value: \$25,812,969 Total Acres: 4,111</p>
 <p><b>3. Golf Course Turf</b> Value: \$67,770,000 Total Acres: 6,024</p>	 <p><b>8. Cauliflower</b> Value: \$17,225,981 Total Acres: 1,873</p>
 <p><b>4. Bell Peppers</b> Value: \$67,213,800 Total Acres: 3,688</p>	 <p><b>9. Orange-Tangerine</b> Value: \$15,593,760 Total Acres: 1,176</p>
 <p><b>5. Lemon-Lime</b> Value: \$39,557,140 Total Acres: 4,789</p>	 <p><b>10. Turf Grass</b> Value: \$13,758,750 Total Acres: 1,223</p>

Source: Coachella Valley Water District 2020 Crop Report (most recent)



# Coachella Valley Water

The Coachella Valley Water District (CVWD) serves the majority of the Valley's wide array of both permanent plantings and row crops. CVWD water is delivered from the Colorado River via the 123 mile Coachella Canal, a branch of the All-American Canal. The district has an underground delivery system with approximately 500 miles of piping. Reportedly over 60% of CVWD farms use drip or other micro-irrigation, which conserves water, allows in-line fertilizer, and increases yields.





# TERMS

## Asset Availability

Additional Assets Available

**INQUIRE WITH AGENT**

## Property Tours

By Appointment Only

**DO NOT ENTER PROPERTY**

## Price

\$1,840,000

**\$23,535± PER ACRE**



4231 Balboa Ave, Suite 311  
San Diego, CA 92117  
CA DRE #02117631

**CURTIS BUONO**  
760.521.2501  
curtis@peoplescompany.com  
CA Broker #01894905



**BOBBY WUERTZ**  
480.874.4312  
bwuertz@landadvisors.com  
CA DRE #01994603

 **Land Advisors<sup>®</sup>**  
ORGANIZATION  
4900 N. Scottsdale Road, Suite 3000  
Scottsdale, AZ 85251  
CA DRE #1225173